WHAT'S NEW?



Overview

This document provides information on the issues included in **iREMS** release 2.4.

The **What's New** addresses new issues identified by users or the iREMS development team. These items may include functionality or feature changes. There are also explanations for modifications or improvements instituted to maintain system performance.

The **Policy/Regulations** section addresses any business rule highlights, announcements, or changes that are necessary to maintain accurate property portfolios.

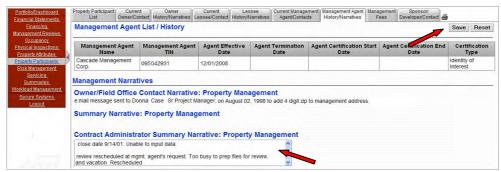
December 2013

ASSET MANAGEMENT

Property Participants

▶ Management Agent History/Narratives

On the *Management Agent List/History* page, the PBCA has the right to update the *Contract Administrator Summary Narrative: Property Management* text box. A Save button has been added to allow for this text box entry to be saved. All other fields are view only for PBCA.



PBCA Management Agent List/History page

Risk Management

> MFH Action Plan

The **Risk Management**, *MFH Action Plan* screen has been revised. Previously Multifamily had a goal to track the Financial Performance Improvement Plan (FPIP). The goal has been changed to Develop Plans of Action instead of FPIP. The action plan will be identified by the owner and sent o HUD. The action plan will have one of the following new codes to identify the type.

• CDE Compliance/Disposition/Enforcement Plan

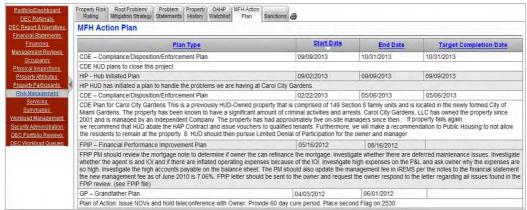
• CP Capital plan

• EMPIP Expense Management & Process Improvement Plan

HIP Hub Initiated Plan

• MPIP Marketing & Physical Improvement Plan

Note: Existing MFH Action plans for FPIP and plans that don't fit into any category have been converted to FPIP and GP-Grandfathered Plan.



MFH Action Plan (view only)

The following fields display on the MFH Action Plan:

- Plan Type
- Start Date
- End Date (Complete Date has been changed to End Date)
- Target Completion Date
- Comments

Servicing

> Reserve Tracking

Previously when a user reviewed the *Reserve for Replacement Balance & Deposit List* or the *Request for Release of Funds List*, if the list had multiple entries the user clicked on the "Next" button to go to the next page of entries. If the "Reserve Account Required" and the "Reserve Account Effective Date" were blank the user would receive two error messages. These error messages were not correct since the user was trying to view the next set of records in the displayed list. This has been corrected so the error messages **do not** appear when the user hits the "Next", Previous, "First" and "Last" buttons.



Reserve Tracking page

Subsidy Administration

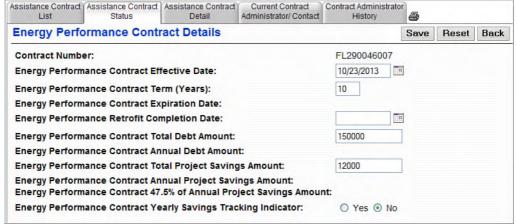
Assistance Contracts

- **→** Assistant Contract Status
 - Energy Performance Contract

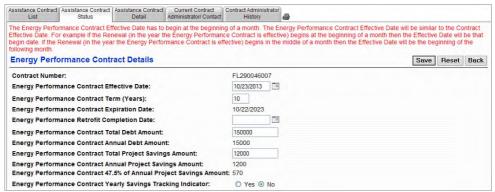
Previously, when the user entered and saved data on the *Energy Performance Contract Detail* screen and there was an error in one of the fields **all** fields were blanked out when the error message displayed. The Energy Performance Contract Detail screen will **now** retain all values entered and an error message will display.



Assistance Contract Status – *EPC indicator* = *Yes*



Energy Performance Contract Details - data entered



Energy Performace Contract Details - with error displayed and data retained

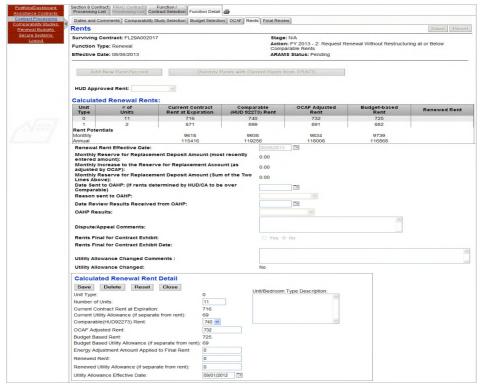
Contract Processing

- **Section 8 Contract Processing List**
- Function Detail
 - Rents

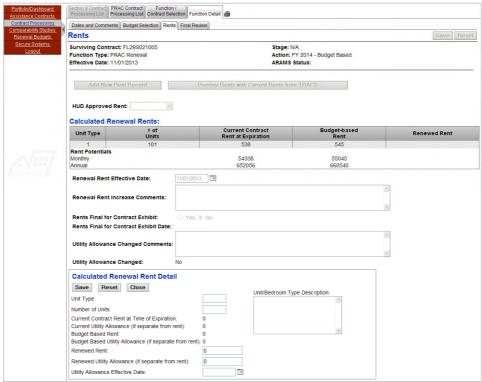
Within the **Function Detail** tab under *RENTS* section a user is not permitted to click on a unit type to pull up the rent detail screen and click the "Add New Rent Record" button to display another rent detail screen at the same time.

Once a detail page is open the other should not be clickable or enabled. If a user clicks on the "Add New Rent Record" button and the Rent Detail screen is open and tries to click on a unit type at the same time a new box will not open. In addition, if a user clicks on the a unit type and the Rent Detail screen is open and tries to click on the "Add New Rent Record" button at the same time a new box will not open.

This feature is effective for Section 8 and PRAC contracts for both amend rents and renewals.



Rents screen – Section 8 Contract renewal (clicked on rent record)



Rents screen – PRAC Contract renewal (clicked on "Add New Rent Record button)

Contract Processing

- **Section 8 Contract Processing List**
- **Function Detail**
 - OCAF
 - Rents

The table below is a list of the Contract Processing Actions that generate an **OCAF** worksheet for Renewals/Amend Rents/Rent Adjustments. On the **OCAF** page if the *Rent Increase Factor* changes as a result of an update, this change results in a recalculation of the *OCAF Adjusted Rent* amount for all the units type for the contract being processed. If the rent amount will change, a warning box displays when the user saves the record. It reads: "The 'Rent Increase Factor' value has changed. Click "OK" to overlay the current OCAF Adjusted Rent amounts in the rent table with the newly calculated values." When the user responds with a confirmation (clicks "OK") the adjusted rent amounts shall be saved to the relevant database tables and display on the Rents table in iREMS.

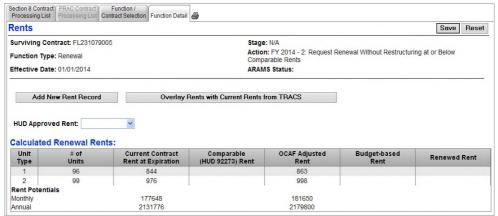
When the user switches to the **Rents** tab, the system shall display the newly recalculated **OCAF** Adjusted Rent amounts based on the new *Rent Increase Factor*.

Renewal Option (Processing Action)	Renewals	Amend Rents	Rent Adjustments
1a: Mark-Up-To-Market Eligibility	N/A	OCAF	N/A
1b: Discretionary Authority Eligibility Mark- Up-To-Market	N/A	OCAF	N/A
2: Request Renewal Without Restructuring at or Below Comparable Rents	OCAF	OCAF	N/A
3a: Request Referral to OAHP for Reduction of Contract Rents to Comparable Market Rents	N/A	OCAF	N/A
3b: Request Renewal of Full Mark to Market Contract	N/A	OCAF	N/A
4: Request Renewal for Projects Exempt from OAHP	OCAF	OCAF	N/A
5a: Request Contract Renewal for a Portfolio Re-engineering Demonstration Project	OCAF	OCAF	N/A
5b: Request Contract Renewal for a Preservation Project	OCAF	OCAF	N/A
OCAF Adjustment	N/A	N/A	OCAF

Contract Processing actions that generate an OCAF worksheet



Original OCAF Rent Adjustments – (Rent Increase Factor = 1.023)



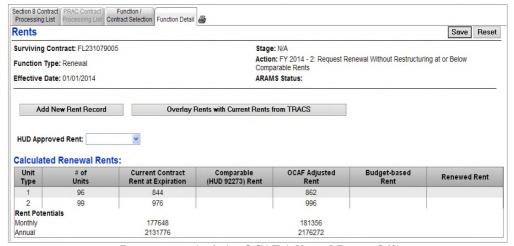
Original Rents page – (unit 1 – OCAF Adjusted Rent = 863)



Warning message sample



Updated OCAF Rent Adjustments – (Rent Increase Factor = 1.021)



Rents page – (unit 1 – OCAF Adjusted Rent = 862)

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